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with
CHANIN & THOMAS

Wellcombe

Furzeland Road, Porlock, Minehead, Somerset

Wellcombe, Furzeland Road, Porlock, Minehead, Somerset,

Wellcombe comprises a semi detached two bedroom chalet bungalow situated in a pleasant residential area within walking distance of all village amenities.

Guide Price £265,000

DESCRIPTION

The property is of brick construction with rendered elevations under a mainly tiled and part flat roof and benefits from night storage heating and double glazing to the majority.

SITUATION

Porlock is a charming village which lies between Exmoor and the sea, sheltered by picturesque hills and within the Exmoor National Park. The village has an excellent range of everyday shopping facilities and West Somerset's premier coastal resort, Minehead has a more comprehensive range of facilities and is approximately six miles,

and the County town of Taunton which has mainline rail connections and access to the motorway network is approximately twenty six miles. For those who enjoy exploring the countryside, the Exmoor National Park, Brendon and Quantock Hills and many other renowned beauty spots of the areas are all close at hand.

DIRECTIONS

As you drive into the village from Minehead, just after Piggy in the Middle Restaurant turn right into Sparkhayes Lane and proceed down there and Furseland Road will be found on the right.

ACCOMMODATION:

Entrance Vestibule

Hall

Cloakroom: with WC and wash basin

Sitting Room: 3.62m x 3.31m

Part Tiled Kitchen/Dining Room: 4.8m x 2.65m single drainer sink unit with cupboards under, range of work tops with cupboards and drawers under, wall cupboards, electric cooker point, plumbing for washing machine, door to outside

Bedroom 1: 3.32m x 2.92m built in wardrobe cupboards, double glazed doors to rear garden

Bathroom: paneled bath, wash basin, glazed cubicle with Triton shower, heated towel rail

Stairs to First Floor

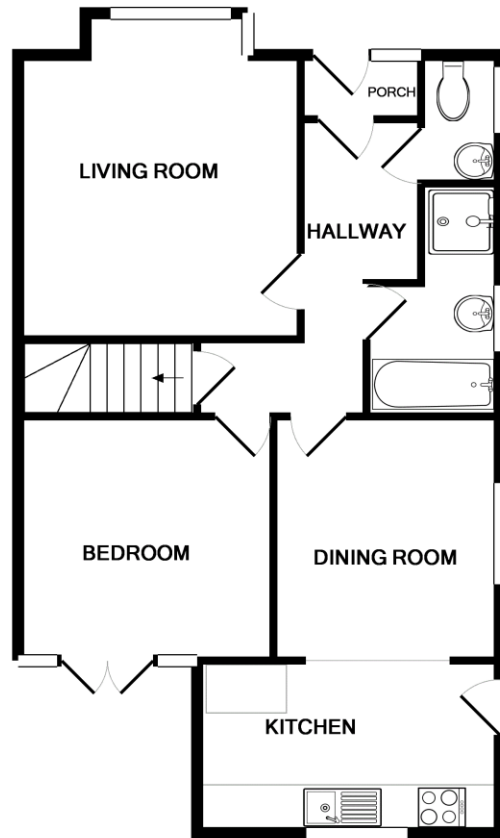
Bedroom 2: 4.74m x 3.01m with cupboards into roof space

Ensuite WC: with low level suite, vanity unit, built in airing cupboard housing lagged hot water cylinder and electric immersion heater

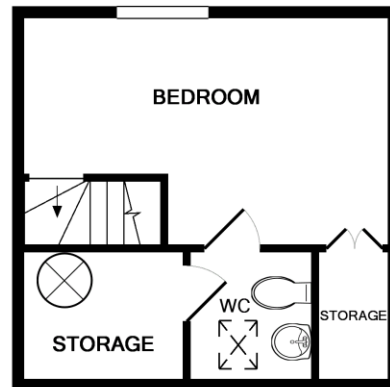


Wellcombe

Furzeland Road Porlock, Minehead, Somerset



GROUND FLOOR



1ST FLOOR

Not To Scale - For Identification Purposes Only - Chanin & Thomas 2011
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OUTSIDE

The property is approached at the side over a tarmac driveway affording additional car parking space and has the benefit of level gardens to the front and rear that are enclosed and laid to lawns with various shrubs

TENURE - Freehold

COUNCIL TAX BAND

SERVICES

Mains electricity, water and drainage

VIEWING

By appointment with Greenslade Taylor Hunt
Telephone 01643 706666
E-mail minehead@chaninandthomas.co.uk
Website: www.chaninandthomas.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F	25	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE

For clarification we wish to inform the prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before buying the property.



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